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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0028.0A

PC DATE: October 12, 2010

SUBDIVISION NAME: PSW VILLA COURT SUBDIVISION, RESUBDIVISION OF 1.4355 ACRES OF LOT 2, BLOCK 5, "FREEWATER SUBDIVISION"

AREA: 1.436 Acres

LOT: (1)

APPLICANT: 11 NCREO LLC
(Jadon Newman)

AGENT: PSW Real Estate
(Will Winkler)

ADDRESS OF SUBDIVISION: 3505 Villa Court

GRIDS: MH19

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-6

PROPOSED LAND USE: Townhouse/Condo

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS:

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN:

Galindo

DEPARTMENT COMMENTS:

The request is for approval of the PSW Villa Court Subdivision, Resubdivision of 1.4355 acre remaining portion of Lot 2, Block 5, "Freewater Subdivision". State law entitles the Planning Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. The resubdivision entails the creation of (1) legal lots from a remaining portion of an existing lot. The subdivision is composed of (1) lot on 1.436 acres. City of Austin will provide water and wastewater service. Austin Energy will provide electric service. Parkland dedication requirements will be satisfied at site development. The developer will be responsible for all costs associated with any required improvements.

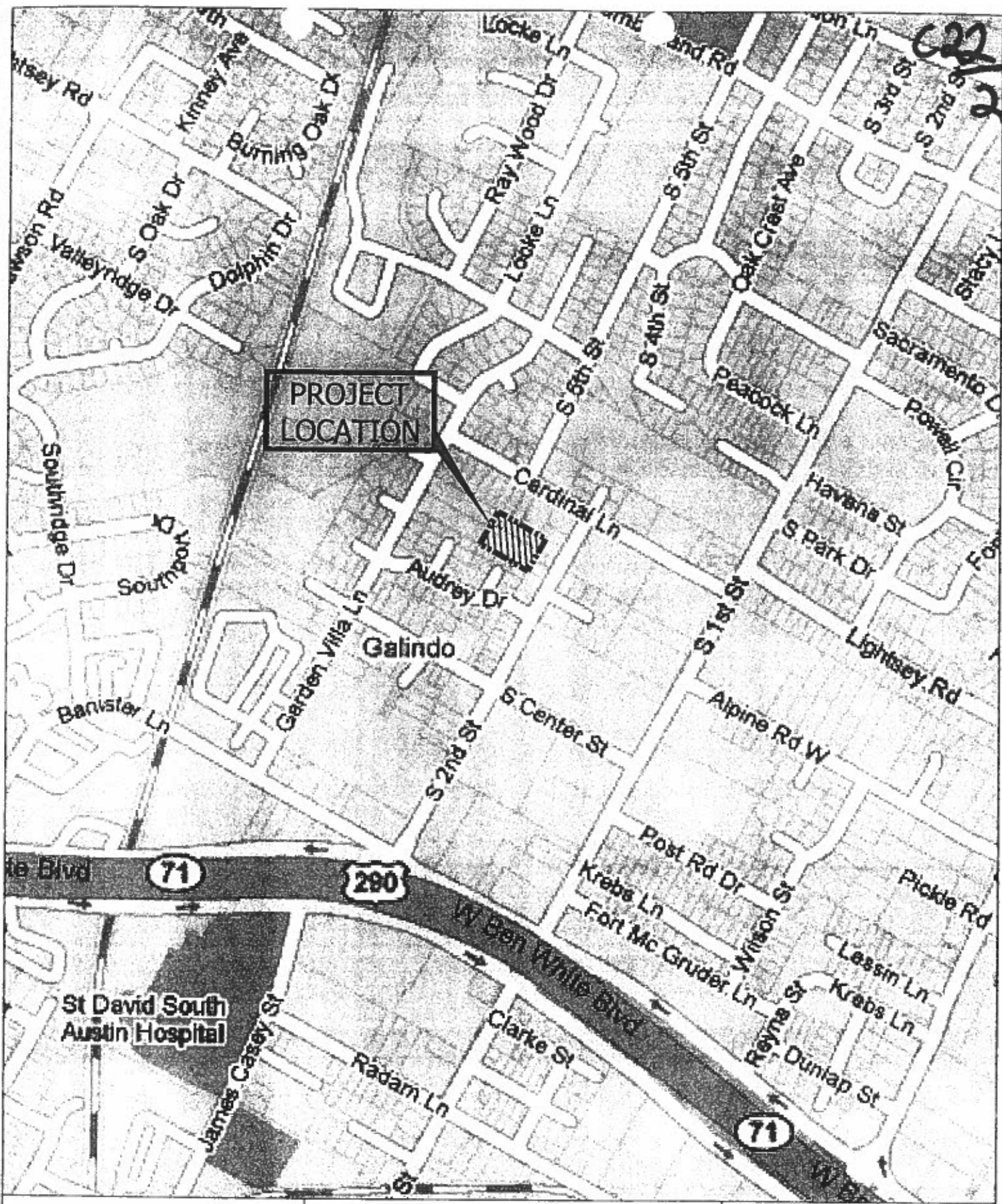
STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786



PERALES ENGINEERING, L.L.C.
Land Development and
Environmental Consulting Services
T.S.P.E. # F-12013

THE COTTAGES AT VILLA COURT
3505 VILLA COURT AUSTIN, TEXAS

PSW REAL ESTATE

SITE LOCATION MAP

SCANNED

DATE: 2/15/10

SCALE: N.T.S.

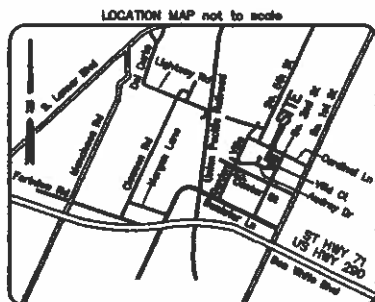
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PROJECT No.: 0002.001

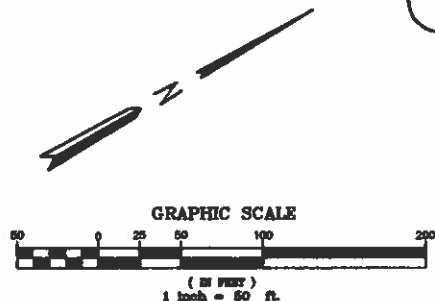
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A RESUBDIVISION OF 1.4355 ACRES OF LOT 2, BLOCK 5, "FREEWATER ADDITION"



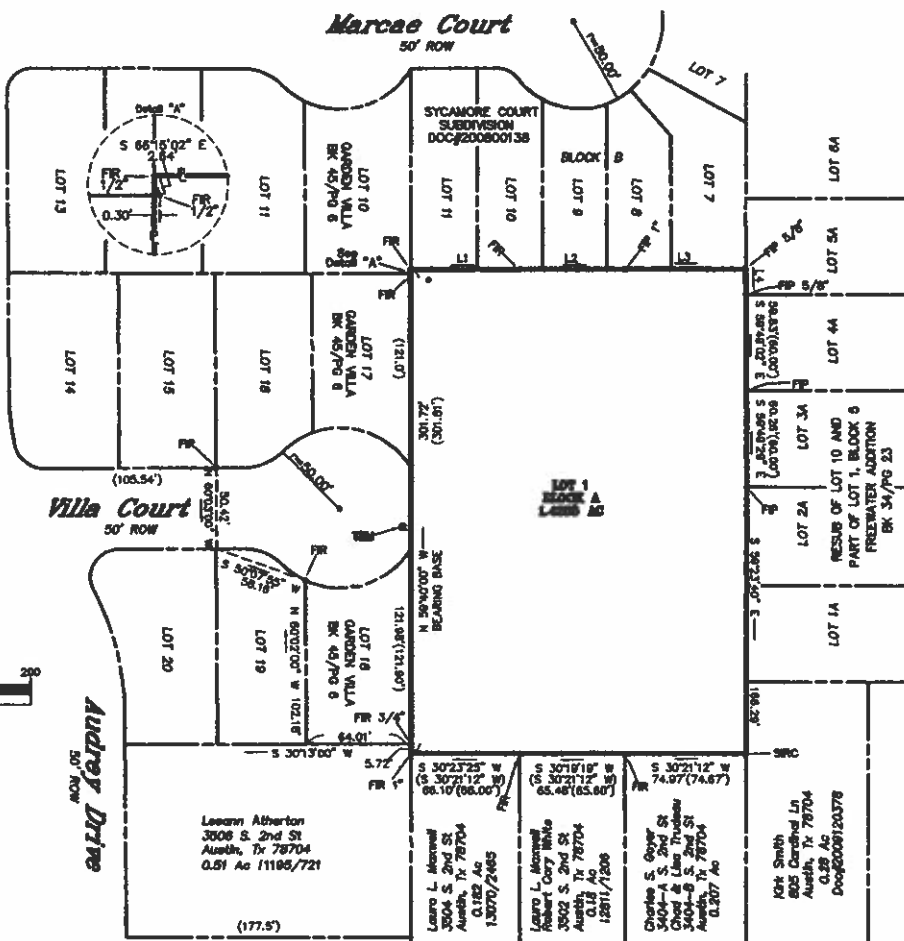
ONE LOT/ ONE BLOCK FOR SINGLE FAMILY/DUPLEX/TWO FAMILY DWELLING
LOT 1 BLOCK A 1.4355 AC 62,532 SQ FT

LEGEND
FOUND 1/2" IRON PIPE FIP
FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD W/CAP SIRC
CAP LABELED "WATERLOO RPLS 4324"
(RECORD CALL)
PUBLIC UTILITY EASEMENT PUE
BUILDING SETBACK LINE SBL
SIDEWALKS MUST BE BUILT



BENCHMARK:
Triangle found on North end of Inset,
West side of S. 2nd St, 30' South of
Cardinal Lane, Elevation 622.51' NAVD 88.
Supplied by City of Austin Watershed Dept.
18th Square cut in concrete curb,
AMSL Elevation 623.75'

LINE	BEARING	LENGTH	AREA
1	N 30°15'12" E	65.10	65.10
2	S 30°15'12" W	65.10	65.10
3	N 30°15'12" E	65.10	65.10
4	S 30°15'12" W	65.10	65.10



South 2nd Street
ROW VARIES

PROJECT DATA

OWNER: PSW REAL ESTATE
919 POST OAK STREET
AUSTIN, TEXAS 78704

LEGAL DESCRIPTION: 1.4355 ACRES OF LAND, MORE OR LESS, BEING ALL OF TRACTS 1, 2 AND 3, AS CONVEYED BY TRUSTEE'S DEED RECORDED IN DOCUMENT NO. 2008114407, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND A PART OF LOT 2, BLOCK 5, "FREEWATER ADDITION", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 2, PAGE 230, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

1 LOT/ONE BLOCK FOR SINGLE FAMILY, DUPLEX, TWO FAMILY DWELLINGS, TOWNHOUSES, CONDOMINIUMS

PREPARATION DATE: FEBRUARY 10, 2010

ENGINEERING: JEROME R. PERALES
PERALES ENGINEERING, LLC
701-A SOUTH LAMAR BOULEVARD
AUSTIN, TEXAS 78704
MOB. PH: 512-297-5019

WATERLOO SURVEYORS INC.
P.O. BOX 180176
AUSTIN, TX 78716
Ph: 512-481-9802
www.waterloosurveyors.com



J12482P

SURVEYORS CERTIFICATION

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND, FEBRUARY 1, 2010.

THOMAS P. DIXON R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 180176
AUSTIN, TX 78716
Ph: 512-481-9802
Fax: 512-330-1621
thomas@waterloosurveyors.com

DATE

CS-2010-XXXX-0A
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SEALED

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2010-0028.0A

Contact: Don Perryman, 512-974-2786 or

Yolanda Parada, 512-974-2784

Public Hearing: Oct. 12, 2010, Planning Commission

HANNOCHER BAUVASSI
Your Name (please print)

☒ I am in favor
☐ I object

906 @ 910 S. CENTER
Your address(es) affected by this application

MAKOR 09-25-10
Signature Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2010-0028.0A

Contact: Don Perryman, 512-974-2786 or

Yolanda Parada, 512-974-2784

Public Hearing: Oct. 12, 2010, Planning Commission

GOETZ BARRE
Your Name (please print)

☐ I am in favor
☒ I object

3612 S. 2ND ST
Your address(es) affected by this application

W. Barre 9/26/10
Signature Date

Daytime Telephone: 512-585-0931

Comments: TOO MUCH TRAFFIC

ALREADY IN THIS AREA -

SCHOOL, NEW CONDOS, ETC.

S. 2ND TOO BUSY AS IT IS.

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